



Brookland Neighborhood Civic Association

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March 1, 2012

Mr. Anthony Hood
Chairperson, D.C. Zoning Commission
441 4th Street, N.W. Suite 2108
Washington, D.C. 20001

Re: Case No. 10-28 PUD and Zoning Map Amendment Application of 901 Monroe Street, LLC

Dear Chairperson Hood and Members of the Commission:

On February 23, 2012, the Applicant in Z.C. Case No. 10-28 submitted various materials in response to Zoning Commissioners' requests during the February 2, 2012 Public Hearing in the case. Among the materials submitted, the Applicant included information regarding several post-hearing meetings and changes to the community amenities package in response to issues raised and dialogue that occurred at these meetings. I am writing to clarify the role that representatives of the Brookland Neighborhood Civic Association (BNCA) played in the meetings described and in discussing possible alternative components to the community amenities package.

The first five sentences of the third paragraph of the first page of the Applicant's February 23rd submission states:

"Thereafter, the Applicant hosted two separate meetings to engage in further community dialogue. The first meeting occurred on February 13, 2012 at the Col. Brooks Mansion. Representatives of the Brookland Neighborhood Civic Association and all owners of property within 200 feet of the PUD project were invited to this meeting. Representatives of the development team personally delivered invitations to all invitees. One person attended this meeting and the majority of the discussion was related to possible alternative components to the community amenities package."

The last sentence of the second full paragraph on the fourth page of the Applicant's February 23rd submission states:

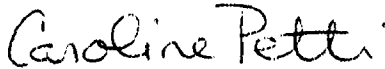
"In response to comments raised by the 200 footers and members of the Brookland Neighborhood Civic Association, the Applicant revised its community amenities package to include funds for a Façade Improvement Program along 12th Street and funds for hardscape and/or landscape improvements on the properties of the adjacent 10th Street property owners."

ZONING COMMISSION
District of Columbia
CASE NO. 10-28
EXHIBIT NO. 325

These excerpts from the Applicant's February 23, 2012 materials may inadvertently leave the impression that representatives of the BNCA participated in post-hearing meetings with the Applicant and that representatives of the BNCA suggested changes to the community amenities package that led to subsequent revisions to the package. I am writing to clarify that this is not the case. BNCA representatives did not participate in any post-hearing meetings with the Applicant and BNCA representatives did not raise issues or suggest alternative components to the community amenities package. In short, the post-hearing revisions to the community amenities package described in the Applicant's February 23rd materials are not based on input received from BNCA representatives.

Thank you for allowing me the opportunity to make this clarification.

Sincerely,

A handwritten signature in cursive script that reads "Caroline Petti".

Caroline Petti, President